

MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
AUGUST 3, 2015 7:00 P.M.

The members of the Coweta City Council met in regular session on Monday, August 3, 2015, at 7:00 p.m. in the Coweta City Hall, 310 South Broadway, Coweta, Oklahoma.

COUNCILMEMBERS PRESENT: Robert Morton, Steve Garman, Steve Sinclair, Evette Morris.

COUNCILMEMBERS ABSENT: Billy Embrey.

STAFF PRESENT: Steve Whitlock, David Weatherford, Joyce Terry, Tom Tillotson, Tom Young, Rob Werley, Chip Cohrs, Brittany Long, Paula Emmons, Hal Bumgarner, Doug Black, Greg Collins, Kristin Kelley.

- I. The meeting was called to order by Mayor Morton.
- II. Pledge of Allegiance given.
- III. Roll call taken. Councilmembers present and absent as shown above.
- IV. GENERAL CITY COUNCIL COMMENTS

City Manager Steve Whitlock advised that Vice-Mayor Embrey called to say he would not be able to attend tonight's meeting due to his work schedule.

V. CONSENT

Motion by Steve Garman, second by Evette Morris, to approve consent calendar items:

1. Minutes of the Coweta City Council regular meeting held on July 6, 2015.
2. July 2015 payroll figures for the General Fund in the amount of \$323,368.80, and \$951.62 for the Self-Insurance Fund.
3. Request from the Coweta Chamber of Commerce to close Broadway/downtown side streets, from September 16 to 20, 2015, for the annual Fall Festival activities.
4. Appointment of Sherry Kelley to the Coweta Library Board for a term expiring on August 1, 2018.

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5. Authorization for the Mayor to sign a Parks and Recreation Use Agreement Modification with the Coweta Soccer Club (CSC).
6. Authorization for the Mayor to sign Resolution No. 2015-16, a resolution whereby the City agrees to make payments to the Authority in amounts sufficient to pay principal and interest on the Authority's Utility System Revenue Bonds.
7. Declare as surplus/disposal on the following items and authorize the City Manager to dispose of accordingly: Windows Server 2000, Procom 14 drive Ethernet CD Server, Acer View 34T UVGA Monitor #000571, Compac keyboard, Nikon Coolpix S3000 digital camera #000590, CUP #000575, Keyboard S/N 696820278219, CPU #000577, Keyboard S/N 07B14000783D, CUP #000560, Keyboard S/N 69682008202672, CPU # 000153 and Keyboard S/N 6968200802788.
8. Declare as surplus/disposal on the following items and authorize the City Manager to dispose of accordingly: 2001 Dodge ½ ton pickup (#01-2371, VIN No. 1B7HC16Y115722371), and a 1994 Kubota Tractor (#T-0603, VIN No. M5030-20603).
9. Approve the installation of a video camera detection system on the 141st Street/State Highway 51 signal lights at a cost not to exceed \$25,000.00 and authorize payment.

Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

VI. OLD BUSINESS

Discussion held regarding possible action on acknowledgment and receipt of the FY 2014-2015 Financial Report, along with a Major Accomplishments memorandum for 2014, in compliance with O.S. 11 § 10-113(4). City Manager Steve Whitlock presented the report and memorandum of accomplishments.

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Motion by Robert Morton, second by Steve Garman, to accept the receipt of the FY 2014-2015 Financial Report, along with a Major Accomplishments memorandum for 2014, in compliance with O.S. 11 § 10-113(4).

Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

Discussion held regarding possible action on Ordinance No. 760, an ordinance approving CZ 15-04 and rezoning a tract of land located in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma; from RMH (Residential Manufactured Home) Classification to RS-1 (Residential Single Family) Classification; repealing all ordinances herewith and declaring an emergency. Community Development Director Greg Collins reviewed the staff report, and advised that the Planning Commission and staff recommend approval.

Motion by Evette Morris, second by Steve Sinclair, to approve Ordinance No. 760, an ordinance approving CZ 15-04 and rezoning a tract of land located in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma; from RMH (Residential Manufactured Home) Classification to RS-1 (Residential Single Family) Classification; repealing all ordinances herewith and declaring an emergency.

Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

Consideration was given to a motion declaring an emergency on Ordinance No. 760, making it effective immediately upon publication.

Motion by Robert Morton, second by Steve Garman, to declare an emergency on Ordinance No. 760, making it effective immediately upon publication.

Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

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Discussion held regarding possible action on a request for a Lot Combination (CLS 15-03), from Bobby W. Starnes, Patricia A. Starnes and Andrea M. Day, to combine (I) Lot 3, (II) the northern 113 feet of the west half of Lot 4, and (III) the northern 113 feet of the east half of Lot 4 of Ceejay Acres into one lot, with the property on Lot 3 to have the assigned address of 10367 South 264th East Avenue, in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Community Development Director Greg Collins advised this property is the same as Ordinance No. 760, and that the Planning Commission and staff recommend approval.

Motion by Steve Garman, second by Steve Sinclair, to approve a request for a Lot Combination (CLS 15-03), from Bobby W. Starnes, Patricia A. Starnes and Andrea M. Day, to combine (I) Lot 3, (II) the northern 113 feet of the west half of Lot 4, and (III) the northern 113 feet of the east half of Lot 4 of Ceejay Acres into one lot, with the property on Lot 3 to have the assigned address of 10367 South 264th East Avenue, in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

Discussion held regarding possible action on Ordinance 761, an ordinance approving CZ 15-05 and rezoning a tract of land located in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma; from RMH (Residential Manufactured Home) Classification to RS-3 (Residential Single Family) Classification; repealing all ordinances herewith and declaring an emergency. Community Development Director Greg Collins advised that staff initiated this zoning request for vacant property that the owner wants to use for a garden. He further advised that the Planning Commission and staff recommend approval.

Motion by Steve Sinclair, second by Robert Morton, to approve Ordinance 761, an ordinance approving CZ 15-05 and rezoning a tract of land located in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma; from RMH (Residential Manufactured Home) Classification to RS-3 (Residential Single Family) Classification; repealing all ordinances herewith and declaring an emergency.

Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

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Consideration was given to a motion declaring an emergency on Ordinance No. 761, making it effective immediately upon publication.

Motion by Evette Morris, second by Steve Garman, to declare an emergency on Ordinance No. 761, making it effective immediately upon publication.

Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

Discussion held regarding possible action on conditional approval on a Lot Combination (CLS 15-02) request by the land owner DKK, LLC and member/manager, Mark Savage, for the combining of three existing lots into one lot, located in Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma; this land is more commonly known as 11057 South State Highway 51, Broken Arrow, OK 74014 (Tiger Mini-Storage and Car Wash), and 11059 South State Highway 51, Broken Arrow, OK, 74014 (Coweta Tag Agency), and a tract of land adjacent to the northwest, around 1.3 acres more or less, previously owned by Our Finest Hour Church. Community Development Director Greg Collins advised this combination will combine three tracts of land that need to be unified, and advised that staff recommends approval with conditions.

Motion by Robert Morton, second by Steve Sinclair, to approve with Conditions, a Lot Combination (CLS 15-02) request by the land owner DKK, LLC and member/manager, Mark Savage, for the combining of three existing lots into one lot, located in Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma; this land is more commonly known as 11057 South State Highway 51, Broken Arrow, OK 74014 (Tiger Mini-Storage and Car Wash), and 11059 South State Highway 51, Broken Arrow, OK, 74014 (Coweta Tag Agency), and a tract of land adjacent to the northwest, around 1.3 acres more or less, previously owned by Our Finest Hour Church.

Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

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Discussion held regarding possible action on conditional approval of a request by land owner, Vertis Watkins Homes, LLC, Vertis Watkins, member/manager, and Roy Entz, professional engineer, for Final Plat approval of Cotton Mill Addition, a re-plat of Lots 1 thru 11, Block 61, Arkansas Valley Townsite Addition of New Coweta, a part of the West ½ of Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Community Development Director Greg Collins reviewed the request, and advised that there will be a statement in the plat that Council authorizes building permits and city water service for this area.

Motion by Steve Garman, second by Robert Morton, to approve with Conditions, a request by land owner, Vertis Watkins Homes, LLC, Vertis Watkins, member/manager, and Roy Entz, professional engineer, for Final Plat approval of Cotton Mill Addition, a re-plat of Lots 1 thru 11, Block 61, Arkansas Valley Townsite Addition of New Coweta, a part of the West ½ of Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

Discussion held regarding possible action on conditional approval of a request by TJT Enterprises, LLC, Developer, and JR Donelson, Inc., engineering firm, for revised Final Plat approval of Coweta Crossing South45, part of Planned Unit Development PUD-R 13-02, in Development Area "A" with underlying zoning of CG (Commercial General) Development for an area approximately 45.245 acres more or less, located in the NE/4 of Section 35, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Community Development Director Greg Collins reviewed the plat request, and advised that staff recommends approval with conditions.

Motion by Robert Morton, second by Evette Morris, to approve with Conditions, a request by TJT Enterprises, LLC, Developer, and JR Donelson, Inc., engineering firm, for revised Final Plat approval of Coweta Crossing South45, part of Planned Unit Development PUD-R 13-02, in Development Area "A" with underlying zoning of CG (Commercial General) Development for an area approximately 45.245 acres more or less, located in the NE/4 of Section 35, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

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Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

Discussion held regarding possible action on acknowledgment of Oklahoma Department of Environmental Quality (DEQ) Permit No. WL000073150464 for the construction of 1,891 linear feet of six (6) inch PVC potable water line and all appurtenances to serve the Coweta Crossing development, City of Coweta, Wagoner County, State of Oklahoma.

Motion by Evette Morris, second by Steve Sinclair to acknowledge the Oklahoma Department of Environmental Quality (DEQ) Permit No. WL000073150464 for the construction of 1,891 linear feet of six (6) inch PVC potable water line and all appurtenances to serve the Coweta Crossing development, City of Coweta, Wagoner County, State of Oklahoma.

Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

VII. NEW BUSINESS

There was no new business.

After the adjournment of the Coweta Public Works Authority Regular Meeting, at 8:38 p.m., motion by Steve Garman, second by Robert Morton, to go into Executive Session.

Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

VIII. EXECUTIVE SESSION

Discussions held pertaining to the purchase or appraisal of real property, in accordance with O.S. 25 § 307 (B)(3).

Mayor Morton announced that Council was back in open session at 8:50 p.m.

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Motion by Robert Morton, second by Evette Morris, to authorize the City Manager to proceed with the purchase of real property, in an amount not to exceed \$75,000.00 plus all associated costs.

Aye: Steve Garman
Evette Morris
Steve Sinclair
Robert Morton

IX. ADJOURNMENT

Mayor Morton adjourned the meeting at 8:52 p.m.




Robert Morton, Mayor


Brittany Long, City Clerk